

THE ABANDONED FARMS OF MASSACHUSETTS.

Almost from the settlement of Plymouth Rock and James river, the course of migration in this country has been westward. Over the Allegheny mountains, across the valley of the Ohio, past the great lakes, across the Mississippi and the Missouri, along the plains, over the Rockies, and down to the coast of the Pacific, has this stream of humanity poured. Vast commonwealths have been formed; cities have been built; railroads and canals have been made; churches and schools have been founded; manufactories of vast magnitude have been established, and farms have been opened, occupied and some of them abandoned. Whatever has been the order of the founding of institutions and industries in the opening of the new countries, the development of the farming industry has, in every case, been attended with the privations and hardships of pioneering. But sustained with the hope and belief that, if not for themselves, at least for others, they were preparing the way for an ideal American farm life, the pioneers have borne their trials with meekness; have battled the difficulties bravely; have met disappointment heroically and have contributed to the general welfare more generously than they could afford. In every new community there has been a current conviction that these burdens were incident to the new country and the belief has been cultivated that in the older settled portions, where the farm buildings have been completed and other permanent improvements have been made, the farmer dwells in peace and plenty; is content with his lot, and has grown wealthy on account of the appreciation of the value of his land. This has been the idea in Kansas, and it has been expected that, as a matter of course, the enhanced value believed to be due to the advanced condition of the older settlements must very soon reach her borders. There are doubtless good reasons to expect that the world's demand for the products of food producing lands will in the near future create a competition for opportunities to till the soil which will change the relative valuation of land and labor.

But possibly a rude awakening as to ideal conditions of agriculture in the older American communities has been prepared by the Massachusetts state board of agriculture in its publication of a descriptive catalogue of abandoned farms in Massachusetts. A copy of the third edition of this catalogue is before the writer. From this it appears that in 1890 there were in the state of Massachusetts no less than 1,461 farms which, to use the language of the report, "were formerly cultivated but now deserted, upon which cultivation is now abandoned, and the buildings, if any, unoccupied and permitted to fall into decay. In some cases the grass is still cut on these farms, but nothing is done in the way of enrichment of the soil and the land is practically unproductive and left to run wild."

However much the western farmer's complaints have been answered by the assurance that his troubles were purely local, or incident to a new country, and therefore transitory, or the result of his improvidence, or his lack of industry, and that nobody else was similarly affected; and however much he may have believed that the circumstances which caused so many mortgages to creep over western farms, were as a punishment for some economic sin of his own, yet here comes the pathetic story of 1,461 abandoned farms in one of the oldest, most enterprising, most populous and wealthiest commonwealths in the union.

The owners of these farms want to sell

them and are willing to accept low prices. Here are a few of the descriptions:

Farm of 287 acres; mowing, 40; pasture, large part of the farm; woodland enough to supply the wants of the place; suitable for cultivation, all the mowing land and portions of the pasture. A large part of the grass can be cut with a machine. Sugar bush, 300 trees. Medium-sized house, much out of repair. An old barn in poor repair. Stone wall and brush fence in need of repair. An excellent well at the house and an unfailing brook through the farm. A good-sized orchard. Railroad station, Norfolk or Winsted, Conn., fourteen miles; postoffice, New Boston, three miles. Price, \$350, all in cash. Address, Chas. J. Taylor, treasurer Great Barrington savings bank, Great Barrington, Mass.

Withdrawn, 1892.—Farm of 200 acres; mowing, 75; pasture, 100; woodland, 25; suitable for cultivation, 150. Grass can be cut with a machine. Young sugar bush. One and one-half story house, 24x33; L, 31x16; twelve rooms; fair repair. Barn, 50x24; barn, 50x28; barn, 33x24; all in good repair. Fence in fair condition. Good water supply. Twenty apple trees. Railroad station, Dalton, six miles; postoffice, Windsor, one-half mile. Price, \$2,500; cash at sale, \$1,250; interest on balance, 6 per cent. Address, John K. Weston, Conway, Mass.

Farm of 100 acres; mowing, 60; pasture, 40; woodland, 20; suitable for cultivation, 50. Grass can be cut with a machine. Sugar bush, 300 trees. House, 40x30; L, 30x30; nine rooms; fair repair. Two barns, 40x30 each, not in very good repair, with cellar. Three good springs. Sixty apple, two pear and a number of crab apple trees. Railroad station, Charlemont, six miles; postoffice, Heath, two miles. Price, \$700, all in cash. Address, Lucy E. Gleason, Shelburne Falls, Mass.

Sold, 1891.—Farm of 143 acres; mowing, 20; pasture, 64; woodland, 64; suitable for cultivation, 60. Nearly all the grass can be cut with a machine. Sugar bush, 25 to 50 trees. House, 25x30; L, 10x20; seven rooms; poor repair. No barn but frame, 40x60. Well at house, large brook and a vernal spring. Mostly fenced with stone wall. One hundred and fifty apple trees, other fruit of little value. Railroad station, Athol, eight miles; postoffice, Richmond, N. H., and Tully, Mass., four miles. Price \$1,000; cash at sale, \$500; interest on balance, 6 per cent. There is wood and timber enough to pay for farm. Address, L. Everett Bixby, Warwick, Mass.

Sold, 1892.—Farm of 75 acres. Grass cannot be cut with a machine. Sugar bush, 25 to 30 trees. No house. Barn, 30x50, in very good repair. Stone wall and rail fence in poor condition. Quite a number of apple trees and some cherries. Railroad station, Belchertown, two and one-half miles; postoffice, Belchertown, two miles. Price, \$250, all in cash. Farm taken for debt; have never examined, but am told that there is timber enough for railroad ties to more than pay for the place. Address, Joseph Dart, 70 Thomas street, New York City, N. Y.

Sold, 1892.—Farm of 200 acres; mowing, 40; pasture, 100; woodland, 60; suitable for cultivation, 40. Grass can be cut with a machine. Sugar bush, over 100 trees. House, 25x30; L, 15x30; eleven rooms; fairly good repair. Barn, 30x40, barn cellar, not in very good repair. Nice spring water. A few apple trees. Railroad station, Middlefield, four miles; postoffice, less than one mile. Price, \$1,000; cash at sale, \$500; interest on balance, 6 per cent. Address, Merrick A. Marcy, Hartford, Conn.

Some of these farms, the descriptions of which indicate that their locations and other characteristics fit them for country residences for wealthy city folks, are priced higher than those above described. But the melancholy fact enforced by reading the catalogue is that farming in Massachusetts, which was once in a sufficiently flourishing condition to enable farmers to make finely improved homes of their farms, is now so unprofitable as to lead to the abandonment of these highly developed estates, notwithstanding the fact that the "home market" has received all the development possible under the protective system. On this point the catalogue before us says:

Massachusetts farmers have one advantage over their brethren in many of the states of the union, in that they have a good home market for their produce. Within our 3,315 square miles are twenty-eight cities and 323 towns. Seventy-two of these towns have a population of 1,000 and over. There are forty-seven cities and towns which have a population of over 5,000 and over. The business of supplying these

centers of population with milk, butter, eggs, fresh fruit and fine vegetables, belongs to the farmers of the state.

But with all of the advantages enumerated, the bald fact stands prominently forth that these farms have been abandoned, and further, they are offered at prices averaging less than \$10 per acre; surely less than the cost of the improvements.—Kansas Farmer, December 7.

PROHIBITION MASS MEETING.

At the Court House, Topeka, December 28, 1892, at 2 p. m.

To all Friends of Prohibition in Kansas:

In view of the solicitations and deep anxiety of many loyal defenders of prohibition in the different parties, we present this call. To this meeting all friends of prohibition and good order are invited, irrespective of party. There is need—

First—Of more information. We should talk over the plans, plots and trickery of our common enemy. We should learn their and our strength, and map out the best course for the future.

Second—Of cohesion and co-operation. All the leading bodies of Christians have passed ringing resolutions in favor of no saloon. Many who are not connected with any church are of the same mind. Surely, if we will unitedly fight the common foe of God and man, we will gain the victory.

There proves to be, undeniably, a consolidation of the powers of evil and there should be a like consolidation of the better elements. The present is the pivotal day for Kansas and the country. Our co-operation means preservation and an advancement of the best interests of all. Papers by prohibitionists in different parties will be presented. Come and let us reason together for the advancement of our common cause.

The recent meeting of the State Temperance Union was productive of good. We feel that another meeting on the same line will be beneficial.

As the prohibition party will be holding its annual conference in Topeka December 27, and forenoon of the 28th, we issue this call from a desire for a meeting of all friends of prohibition.

W. J. NEWTON,

State Chairman Prohibition Party.

Our Illustration.

The illustration on this page is a picture of the magnificent new horse pavilion now approaching completion at the Union stock yards, Chicago. This grand and imposing structure is being equipped with every modern accessory for the comfort and convenience of horses, together with their absolute safety. It is to be used exclusively for the extensive auction sales of horses, now attracting almost world-wide attention, and furthermore for the annual display of blooded horses—draft, driving and coach teams. It is 600 feet on by 175 feet wide, with a

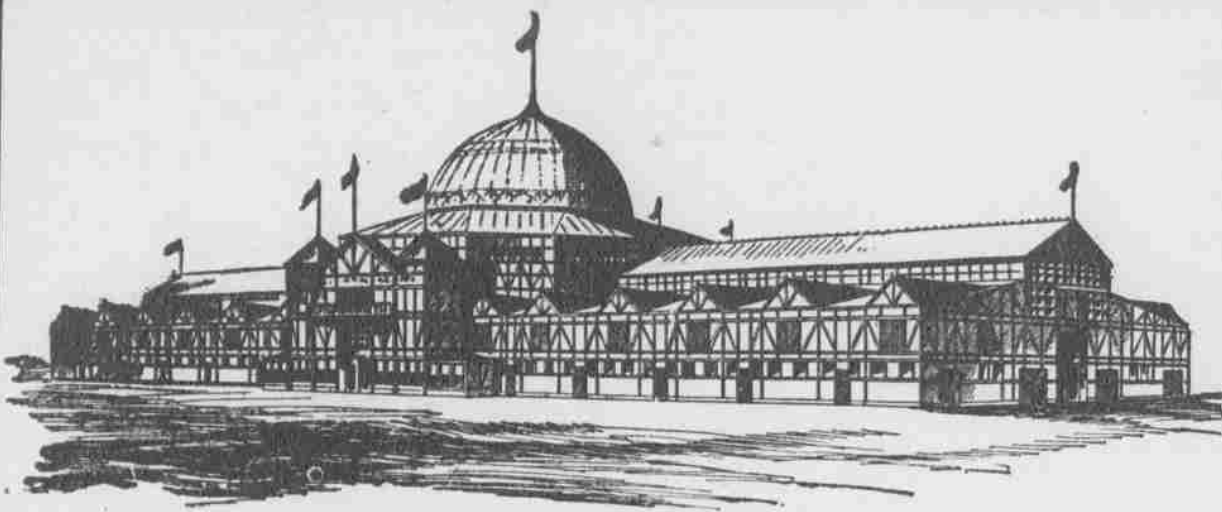
speeding track 25 feet wide the entire length. A dome 175 feet high rises above the center, beneath which is a ring 250 feet in circumference, and around which is arranged comfortable seats to accommodate 5,000 persons. The central elevation, being almost entirely of glass, gives a flood of light to the arena below, and being heated by steam will be comfortable at all seasons. The cost of this structure is \$165,000. Now, let us see what made such an imposing edifice possible. Much less than ten years ago, J. S. Cooper, with his characteristic foresight, moved his bag and baggage to the Union stock yards. He then predicted that before many moons, with wise management and some push, by treating country shippers honorably and fairly, and demonstrating to eastern buyers that here, and here alone, could they get an endless assortment of horses at fair prices, the greatest and largest market in the world would be built up. Its marvelous growth surpasses even his sanguine anticipations. Mr. Cooper is the oldest dealer in horses in Chicago. He is the only one selling strictly on commission. His sales this year will foot up 15,000 horses. This year he has added to the variety and attractiveness of his business by holding extensively advertised sales of western range horses. These have been eminently satisfactory—so says our Chicago manager. Breeders and shippers of horses should write him for his views of the market.

The Columbian Historical Novels.

Vol. IV, "Pocahontas, a Story of Virginia," 366 pages, by John R. Musick. Illustrated with full half-tone engravings and other illustrations. Cloth, 12mo, gold stamps, etc., \$1.50. New York, London and Toronto, Funk & Wagnalls.

"Pocahontas" is a fascinating story which pictures the period in the settlement of our country just prior to the establishment of the colony of Virginia. The dry old way of teaching history which makes it, as Oscar Wilde says, a mere record of war and other crimes, is never attractive. The story is picturesque and pathetic and makes the characters and the manners of that time very real and very near. The manners and customs of the period and place are photographed as they cannot be by dull prosy writing. The old story of Capt. John Smith and the loving Pocahontas is retold with new features. The book is one of a series of twelve, the purpose of which is to present a panoramic view of the rise and growth of our composite American nation covering a period of 400 years. Each story is complete in itself and will be enjoyed by young and old alike.

Write to the ADVOCATE for terms to solicitors. You will not lose anything by doing so.



NEW HORSE PAVILION, UNION STOCK YARDS, CHICAGO.